

AGENDA
REGULAR MEETING
BROOKFIELD ZONING BOARD OF APPEALS
Monday, March 4, 2013- 7:00 p.m.
MEETING ROOM 135 – TOWN HALL 100 POCONO RD

1. **Convene meeting**
2. **Review Minutes – 2/4/13**
3. **Review Correspondence:**
 - a. **Minutes of other Boards and Commissions: Zoning Commission 1/24/13, 2/14/13; Inland Wetlands Commission 2/11/13; Planning Commission 2/7/13; Zoning Sub-Committee**
 - b. **Legal Briefings for Building Inspectors: January 2013 & February 2013**
4. **PUBLIC HEARINGS – 7:00 p.m.**
 - a. **12 Pocono Ridge Road #201300054: Variance requested: §242-402A – 41’ structure to center of road for a pool shed (ph close date 4/8/13)**
 1. **“Zoning Location Survey” prepared by Brautigam Land Surveyors dated 11/30/12**
 2. **Letter from Patricia S. Denley to ZBA dated 2/2/13 Re: Application for shed #201300054**
 - b. **360 Federal Road #201300056: Variance requested: §242-306 C(2) – 5’ structure to front lot line for a Dental Office sign (ph close date 4/8/13)**
 1. **“Site Plan” prepared by CCA, LLC dated 12/12/08 revised thru 9/27/11 – sheet S1**
 - c. **11 Orchard Street #201300071: Variance requested: §242-402A – 30’ structure to center of road, §242-402A – 10’ structure to left side line, §242-402A – 10’ structure to right side line, §242-402A – 26,699 sq. ft. lot area, §242-402A – 3.75% of lot coverage for a new Single Family Dwelling (ph close date 4/8/13)**
 1. **“Proposed Variance Map” prepared by New England Land Surveying, P.C. dated 1/25/13 – Job No. 365pz122**
 - d. **52 Stony Hill Road #201300098: Variance requested: §242-202 – Definition of “Lot” to construct a new home on property while living in existing house which will be demolished at completion of new home. (ph close date 4/8/13)**
 - e. **34 Stony Hill Road #201300101: Variance requested: §242-402A - 8’ structure to right side line for a roofed patio (ph close date 4/8/13)**
 1. **“Zoning Location Survey” prepared by DeRosa Land Surveying dated 1/29/13**
 - f. **16 Pleasant Rise #201300104: Variance requested: §242-402A – 27’ structure to rear lot line; §242-402A – 27’ structure to right side line; §242-402A – 2% of lot coverage for a shed (ph close date 4/8/13)**
5. **Tabled Items:**
6. **New Business:**
7. **Informal Discussion:**
8. **Adjourn**

Next meeting Scheduled for April 1, 2013